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RESOLUTION #10-97

Resolution of the Navajo County Board of Supervisors GRANTING a Special Development Site Plan Approval to Spruce Ridge Corporation for the Pinetop Crossing Phase I Development located on APN: 211-57-010A, T8N - R23# - Section 4, in the Pinetop-Lakeside area.

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## NAVAJO COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 10-97

A RESOLUTION OF THE NAVAJO COUNTY BOARD OF SUPERVISORS

**GRANTING/**

A SPECIAL DEVELOPMENT SITE PLAN APPROVAL

The Board of Supervisors of Navajo County does resolve as follows:

**SECTION 1.** The Navajo County Board of Supervisors does hereby declare and determine that the following request for a Special Development Site Plan approval was initiated and filed by **Spruce Ridge Corporation** for the **Pinetop Crossing Phase I Development**, located on **APN: 211-57-010A, T8N - R23E - Section 4**, the **Pinetop/Lakeside** area, and that a Public Meeting was duly held on the **3rd day of February, 1997**.

**SECTION 2.** The Board of Supervisors, having heard public comment and after due consideration of those facts presented, find that the consideration of public safety, health, general welfare and convenience warrant the following action.

**SECTION 3.** The Board of Supervisors hereby **GRANT** the approval of the Special Development Site Plan as referred to herein.


NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: BOARD OF SUPERVISORS  
DATE: 02/11/1997 TIME: 02:35 PAGE #: 0002 OF 0003 FEE #: 1997 2295

NAVAJO COUNTY, JAY TURLEY - COUNTY RECORDER BY: BOARD OF SUPERVISORS  
DATE: 02/11/1997 TIME: 02:35 PAGE #: 0003 OF 0003 FEE #: 1997 2295

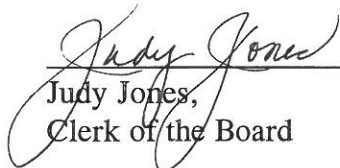
**SECTION 4.** Further, if **GRANTED**, the Board of Supervisors imposes the following stipulation:

1. Phase II must provide for over flow parking for Phase I without impacting any adjacent roadways.
2. Prior to issuance of any permits for the subject development the developer must submit a complete set of final engineering plans to the Navajo County Department of Public Works for final engineering and flood control division review and approval. These engineering plans shall include the necessary supporting documentation such as analysis, calculations etc.
3. Off-site road improvements are necessary as part of the development process. These include a continual left turn bay and right turn lanes into the driveways. These must be in place prior to issuance of building permits. An additional 17 feet of R.O.W. must be provided along the entire length of the property.
4. The proposed structures on the subject property shall not exceed 40 feet in height. An exception will be granted for the clock tower, which will be limited to 55 feet in height to minimize visual impacts on the surrounding community.
5. The Special Development Site Plan approval is conditional upon building and other necessary permits being obtained within a 24 months period from the date that the traffic signal at the intersection of Buck Springs Road and Hwy 260 is operational. If the permits are not obtained within this time period the Special Development Site Plan will expire and become void.
6. No building permits will be issued prior to traffic signalization of the Buck Springs/Hwy 260 intersection.
7. The signage tower for the development will be limited to 30 feet in height.
8. No parking is to be placed in the ADOT easement unless ADOT gives written approval within 6 months of this Special Development Site Plan approval. If ADOT does not give approval for parking within the easement, then the developer must provide additional parking spaces on-site or reduce the building square footage to match available parking.
9. The mini-mart will be limited to one (1) service island containing two (2) gas pumps.

APPROVED AND ADOPTED this 10<sup>th</sup> day of February 1997.

  
Jesse Thompson, Chairman  
Navajo County Board of Supervisors

ATTEST:

  
Judy Jones,  
Clerk of the Board